

## City of Valdez ALASKA

Department of Community  
& Economic Development

Larry Weaver, Mayor  
Robert Jean, Interim City Manager

December 16<sup>th</sup> 2015

To the EPA Draft Review Committee:

The City of Valdez appreciates the opportunity to submit this proposal for a \$200,000 Brownfield Hazardous Substances, Community-Wide Assessment Grant and \$200,000 Brownfield Petroleum, Community-Wide Assessment Grant.

We are a rural community with a critical need to provide redevelopment opportunity of existing brownfield sites. There are several factors contributing to the need for a community-wide assessment grant. The lack of redevelopment opportunities has reached a critical stage and while it discourages potential investors in the City, it all has a very real potential of severely impacting existing low income residents that are facing displacement absent suitable alternative housing opportunities.


Currently, the City of Valdez is facing a low-income housing crisis. The unavailability of land for residential development in close proximity to utilities, coupled with the cost of rural development has been and will continue to be a depleting indicator to the economy until the housing crisis is solved. City leaders have identified land sales as a critical next step in promoting the sustainability and economical vitality of Valdez.

City staff in conjunction with the Planning and Zoning commission have initially identified "priority sites," all with redevelopment potential based on size and location. Unfortunately, these sites may have been used as unauthorized sites for the illegal disposal of wastes over the past century. The need for advance assessment followed by cleanup planning is critical in order for these properties sites to become viable in the marketplace.

The City, serving a rural community of approximately 4,000 residents, does not have the professional expertise or staffing necessary to use in-house resources to conduct an advance assessment of multiple properties in an efficient and time sensitive manner. Simply stated, the community of Valdez's urgent need for the advance assessment is severely hindered by the by cost, time, and available expertise. Additionally, the short construction season due to a persistent snow coverage (on the average of 305 inches of annually) severely compresses the time available for field work to four working months of the year.

Valdez is a community that has survived calamitous natural and man caused disasters and lived through boom and bust cycles. The community of Valdez is bordered to the south by the Bearing Sea and is land locked to the north by rugged mountains with one mountain road pass. This unique combination of culture and environment has shaped a dynamic small community but left the imprint of many suspected but undocumented brownfields in Valdez. With a critical need for redevelopment property, the City is looking forward to a partnership with the EPA through this grant. Please help the City of Valdez move forward toward a sustainable future by utilizing environmentally sound practices of land-recycling. Thank you for your consideration.

Sincerely,

  
AnnMarie Lain

**REQUIRED INFORMATION**

a. Applicant Information	City of Valdez PO Box 307 Valdez, AK 99686 907.834.3450 907.834-3420
b. Applicant Number	DUNS # 067654202
c. Funding Requested	i. Grant Type: Assessment ii. Federal Funds Requested: \$400,000 iii. Contamination: Hazardous Substances (\$200,000) Petroleum (\$200,000) iv. Community-Wide Assessment
d. Location	City of Valdez, AK
e. Site Location	Not Applicable
f. Contact	i. Project Director: AnnMarie Lain CFM 907.834.3450   <a href="mailto:alain@ci.valdez.ak.us">alain@ci.valdez.ak.us</a> Senior GIS   Planning Technician Community & Economic Development City of Valdez ii. Highest Ranking Elected Official: Larry Weaver Mayor, City of Valdez 907.835.4866   <a href="mailto:lweaver@ci.valdez.ak.us">lweaver@ci.valdez.ak.us</a>
g. Date Submitted	December 16, 2015
h. Project Period	Three Years
i. Population	City of Valdez population 4,032
j. Other Factors	Please see attached "Other Factors" Checklist

## Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Valdez

### Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

\_\_\_\_\_ Page Number(s):

### Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less. <b>x</b>	PG 4
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. <b>x</b>	PG 11
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. <b>x</b>	PG 8
Applicant is one of the 24 recipients, or a core partner/implementation strategy	

# FY16 Brownfields Assessment Grant

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**City of Valdez, Alaska**

**12/10/2015**

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Appendix B: Map of East Main Town

Appendix C: Letters of Commitment

Appendix D: Letter from the State

Appendix E: Leveraged Resources

Appendix F: Other Factors Checklist

## Threshold Criteria

### Applicant – City of Valdez, Alaska

#### 1) *Applicant Eligibility*

The City of Valdez is a political subdivision of the State of Alaska. The City is a home rule municipality/Council form of government.

#### 2) *Letter from the State of Alaska*

The City of Valdez received a letter from the Alaska Department of Environmental Conservation on December 11<sup>th</sup>, 2015 acknowledging the City's plan to conduct assessment activities through the pursuit of Federal grant funds. Please refer to the attached letter in Appendix D.

#### 3) *Community Involvement*

The City of Valdez is committed to involving the community and targeted stakeholders in each phase of the community-wide Brownfield's assessment process. The City recognizes that residents and community members may be concerned about aspects such as the long-term impacts and end use of a site. In the Narrative Proposal, staff has outlined a plan for involving targeted community and increasing engagement.

We believe that staff can utilize the assessment process as a community outreach tool as a way to tie individual interests regarding the land to larger social interests such as environmental stewardship. Open space in rural Alaska is not always clearly designated as "public" or "private." It is our sincerest hope that this process will reshape longstanding rural traditions about the legitimate use of rural space that leads to certain indifferences about illegal dumping on public land. As a department dedicated to the success and economic vitality of our community, we refuse to be apathetic about addressing illegal dumping in our community.

We acknowledge that some people haul such waste to nearby wild areas in an effort to save both time and money. The assessment process will be used as a tool to counteract that false justification. In addition, research suggests that when the community is involved in the problem, and takes part in the solution, only then can social attitudes and systemic behaviors begin to change. Lastly, we believe that efforts to expose these areas and practices to the public eye by removing the secretive nature of this type of behavior will result in the reduction of illegal dumping. Community involvement is an absolute essential step in reducing the physical, economic, and community costs that are the consequence of environmental crime.

#### 4) *Site Eligibility and Property Ownership Eligibility*

Since this application is a community-wide proposal, this section is not applicable.

City of Valdez Community-Wide Assessment  
FY 16 Brownfields Assessment Grant Narrative Proposal

**1. Community Need**

**1.a. Targeted Community and Brownfields**

*1.a.i. Targeted Community Description*

The City of Valdez, a rural community with a population of about 4,000, is a severely land restricted community with a critical need to provide redevelopment opportunity of existing brownfield sites. The lack of redevelopment opportunities has reached a critical stage and while it discourages potential investors in the City, it also has a very real potential of severely impacting existing low income residents that are facing displacement absent suitable alternative housing opportunities. The Valdez community is a rural Alaskan community in one of the most breathtaking landscapes in North America. Located on a narrow strip of inhabitable land between steep mountain slopes and the ocean, it is also a community that has developed in the face of historic boom and bust cycles, a devastating earth quake that resulted in the relocation of the entire community, and the Exxon Valdez oil spill. It is also the home and port for the marine terminal of the Trans Alaska Pipeline System, a crude oil pipeline stretching 800 miles from Barrow to Valdez to transport crude oil from the North Slope of Alaska which brought about a rapid development boom to Valdez. Valdez supports a sustainable and vibrant commercial fishing industry that is critical for the economy of the City and State.

The City's development history in its rural environment and the fact that road accesses to legitimate hazardous waste sites and recycle facilities is limited to only one highway through a steep mountain pass which is often closes due to weather, has also contributed to the historical illegal disposal of hazardous wastes over time. In addition to development, rationalizations and social beliefs have historically exacerbated illegal disposal. One such false justification is the belief that if a pile is dumped near other piles then it is left in a legitimate dumping space. In other words, the mere sight of debris legitimizes the space as a designated wasteland.

City staff in conjunction with the Planning and Zoning commission have identified over 120 acres of "priority sites," all with redevelopment potential based on size, proximity to utilities, and location. In order for these sites to become viable in the marketplace, advance assessment followed by cleanup planning has to be completed.

*1.a.ii. Demographic Information*

The City of Valdez has had a stable population of approximately 4,000 residents since about 1990. Over the last five years the population that is less than 5 years of age has increased by 10.8% while the population that is older than 65 years of age has increased by 29%. State projections for the census area indicate that the percent of seniors will double by 2022.

The demographics following on the next page were compiled by Sheinberg Associates as part of the 2015 Socio-Economic Baseline Indicator Study for Valdez.

<b>DEMOGRAPHICS – Key Indicators</b>	<b>2010</b>	<b>2013</b>	<b>2014</b>	<b>5 year change</b>	<b>1 year change</b>
Population	3,976	4,097	4,032	<b>1.4%</b>	<b>-1.6%</b>
Median Age	36.7	36.3	36.0	<b>-0.7 yr</b>	<b>-0.3 yr</b>
Number < age 5	279	317	309	<b>10.8%</b>	<b>-2.5%</b>
Number < age 19	1,110	1,145	1,110	<b>0.0%</b>	<b>-3.1%</b>
Number > age 64	220	279	283	<b>28.6%</b>	<b>1.4%</b>
Number of PFDs	3,480	3,619	3,444	<b>-1.0%</b>	<b>-4.8%</b>
PK-12 Valdez School District Enroll.	688	614	608	<b>-11.6%</b>	<b>-1.0%</b>

Sources: ADOLWD, Alaska DOR, Alaska DEED

<b>INCOME –Key Indicators (Valdez data unless noted)</b>	<b>2010</b>	<b>2012</b>	<b>2013</b>	<b>4 year change</b>	<b>1 year change</b>
Valdez Per-Capita Income	\$34,822	\$36,609	\$35,243	<b>1.2%</b>	<b>-3.7%</b>
Alaska Per Capita Income	\$30,726	\$32,537	\$32,651	<b>6.3%</b>	<b>0.4%</b>
Median Family Income	\$81,458	\$96,862	\$95,734	<b>17.5%</b>	<b>-1.2%</b>
Median Household Income	\$69,536	\$80,476	\$93,625	<b>34.6%</b>	<b>16.3%</b>
AK Median Household Income	\$66,521	\$69,917	\$70,760	<b>6.4%</b>	<b>1.2%</b>
Total Adjusted Gross Income (000s)	\$156,132	\$149,900 (2011)	\$148,985 (2012)	<b>-4.6%</b> (3 yr)	<b>-0.1%</b>
% from pensions, retire., invest., SS, other	28%	26% (2011)	21% (2012)	<b>-7.0%</b> (3 yr)	<b>-4.0%</b>
Families Below Poverty Level**	3.8%	3.1%	4.4%	<b>+0.6%</b>	<b>+1.3%</b>
Individuals Below Poverty Level**	4.7%	5.5%	7.8%	<b>+3.1%</b>	<b>+2.3%</b>
Free & Reduced Lunch Eligibility (% of	25.5%	25.7% (2013)	28.4% (2014)	<b>+2.9%</b> (5 yr)	<b>+2.7%</b>

Sources: IRS Individual Income Tax Returns, Alaska DEED, 5-year ACS \*\* The margin of error for these estimates is sizable. For 2014 for individuals it is +/- 3.5 and for families +/- 4.6



*1.a.iii. Description of Brownfields*

The origin and complete extent of brownfields in Valdez has yet to be systematically evaluated, this in part is due to time restraints as a result of extreme climate and fast growing vegetation. Valdez typically receives its first snowfall in October and the last snowfall in April, leaving only four months of the year for which clean-up, assessment, and soil analysis are even feasible. The heavily forested city contains temperate rainforests and rapidly develops new growth forests of alder, spruce, and willow. The remnants of past development activities are easily masked in overgrowth.

Valdez is located in Prince William Sound, where Chugach Eskimos hunted, fished, and traded for thousands of years before European settlement. First established as a tent city for gold seekers, Valdez was incorporated in 1901 as the center for gold, copper, and mining activity in and around Prince William Sound. Valdez, being connected to Fairbanks by a US Army build trail route, was the most important town in Southcentral Alaska during the early 1900's as the state's northernmost year-round ice-free port. From the 1920's – 1940's Valdez thrived on a strong fishing industry and by the late 1940's Valdez became a staging area for the construction of the Alaska Highway. In the early 1970's Valdez was selected as the terminus of the 800-mile trans-Alaska oil pipeline. As a result, Valdez experienced an unparalleled construction boom and by the early 1980's the city's population had tripled in size. The rapid growth of a rural community driven by the economic boom of oil money, in conjunction with a devastating earthquake that required the relocation of the entire city, limited access to and lack of community knowledge about recycling, and an Alaska-wide social problem and acceptance of illegal dumping and abandonment has left many sites tainted with remnants of the past. In the past two years the City has spent over \$100,000 removing over 350 buried barrels at a site less than half an acre in size. The excavated contaminated soil will be shipped for proper disposal, a geographic location factor that greatly contributes to the cost of clean-up.

Due to the current and historical land use of petroleum bulk stations and refineries combined with a majority population of housing units being heated by fuel oil, there is significant cause for concern in regard to petroleum waste hazards. Natural gas is not available in Valdez like it is in Anchorage. Although home fuel oil holding tanks are located both above and below ground, these tanks are at a risk for leakage and reduced life expectancy due to the increased exposure to wider temperature swings, increased exposure of the tank filler or vent pipes to due to heavy rains, and an increased risk for external tank rust due to the weather. In addition, the high water table in Valdez and wet soils increase the risk of corrosion on buried steel tanks.

*1.a.iv. Cumulative Environmental Issues*

In 1964, the largest earthquake ever to hit North America struck Alaska, even though the center of the quake was 45 miles West of Valdez, the shock destroyed streets, damaged homes, and destroyed buildings in town. The 8.5 Richter Scale magnitude quake prompted the City to relocate on more stable ground. The old Valdez town site was condemned for a period of 50 years and over 62 buildings were relocated from old Valdez to the new town site. The 50-year condemnation of Old Town expired in the Spring of 2014. The City is in the process of adopting local standards to address the uses

of the area based on scientific data of natural hazards. As the City of Valdez pursues responsible development of the old town area and adjacent properties, it's important to acknowledge the possible presence of lingering contamination from the 1964 Earthquake and past land use activities, including a pipeline construction staging yard and refuse site.

The Exxon Valdez oil spill is among the top 3 largest and most ecologically destructive technological disasters in the history of North America. Empirical research documented from 1989 to 2006 has acknowledged a continuing legacy of severe economic, cultural, social and psychological impacts. The Exxon Valdez oil spill directly threatened the long-term survival of many communities and the assessment of cumulative environmental hazards localized to our community has not yet been assessed.

Present-day environmental conditions reflect the cumulative environmental effects of many past activities as mentioned in section 1.a.iii. Environmentally high-risk land uses currently in Valdez include a petroleum refinery, a gravel processing plant, an electrical generation plant, fish processing plants, a petroleum bulk station, and petroleum terminal. By partnering with both the Valdez Museum and the Valdez Historical Preservation and Restoration Committee, the project will have research support on past or existing activities to assist in the identification and assessment of brownfields.

#### *1.b. Impacts on Targeted Community*

Local neighborhoods are impacted by eyesores that attract the illegal disposal and abandonment of waste. Areas in close proximity to illegal waste disposal areas are exposed to a multitude of risks including fire and explosion, inhalation of toxic gases, injury to children playing around the site, soil and water contamination, and plant/wildlife damage.

The illegal disposal of hazardous waste, dumping, and vehicular abandonment add significant time and cost to development that deters local investment. Many products that are dumped are not biodegradable and destroy the usefulness of the land where they are dumped. The impacts of brownfields in Valdez expose the community to harms such as: immediate physical injury from exposure to harmful products, future physical injuries, disruption in social and economic activities, remediation costs, property damage, and ecological harm.

Cancer ranks as the number one leading cause of death in Valdez-Cordova Census Area as analyzed for 2007-2009, cancer is the second leading cause of death Nation-wide. It is estimated that 20,000 to 60,000 individuals die from pollution causes annually in the United States.

#### *1.c. Financial Need*

In the last 3 years the City has spent over \$298,000 in abatement and clean-up efforts. These funds have been used on both City and private property to reduce the blight and safety hazards. On a site less than half an acre the City has spent over \$100,000 on the assessment and clean-up of buried drums, storage tanks, car batteries, and automobile parts. This particular effort is just scratching the surface and a much more detailed assessment will be required for the surrounding area. Environmental

cleanups can be costly, complicated, and time consuming for both private and public sectors. This is especially true in Alaska where arctic and sub-arctic conditions only provide short time periods for clean-up. In Valdez, the cost for remediation of soil contaminants is greatly compacted by our remote location. Currently, a contractor of the City is doing a cost-evaluation for the shipment of a supersack that needs to be transported to Anchorage for a disposal at an appropriate facility in the lower 48 states. To complicate the matter, hazardous waste must be disposed of at an appropriate disposal facility within 180 days from the date it is known to be hazardous.

The City of Valdez is highly dependent on a single source of revenues whose value is currently declining. Approximately 80% of the annual City operating revenue comes from local property tax levies on the assessed value of the Trans-Alaska-Pipeline within City boundaries; the assessed value is continually projected to decline into the future. The combined dependence on a declining revenue source with an increased cost for re-development creates a strong need for federal assistance, not only for brownfield identification but for prioritization based on the economic and health needs of our community.

#### *1.ci. Economic Conditions*

In 2010 the percent of individuals living under the poverty line was 4.7% which has increased to an estimated 7.8% in 2013. The cost of rent, food, and gasoline are at or near the most expensive compared to five other south central Alaska places. Measured in inflation adjusted dollars, median household income in Valdez has been flat over the past 15 years. Other income key indicators show that over one year the percent of income from pensions, retirements, investments, or social security have decreased by 4% and individuals below poverty line have increased by 2.3%. Valdez per-capita income has decreased by 3.7% over a time period change of one year.

The top economic activities in Valdez are the oil industry, local government, commercial fishing and seafood processing, health care, tourism, and US Coast Guard Services. Property tax levied on the Trans-Alaska-Pipeline in Valdez provides 80-85% of the City's annual operating revenue. This revenue declined by 19% last year alone. Annual throughput of the pipeline has declined 17% over the past five years.

Local government provides more jobs and wages compared to other top economic activities, yet state and local government wages have lost ground to inflation and not kept paces with the cost of living over the last decade.

#### *1.c.ii. Economic Effects of Brownfields*

The economic effect of brownfields can be seen in the extremely tight housing market, a result in part due to the lack of land for sale due to the high cost associated with clean up. The Valdez housing market is in crisis. A large proportion of Valdez housing stock is older and less efficient. In fact, over 28% of the Valdez housing stock are mobile homes, a majority of which were brought in as a temporary solution to the construction boom of the trans-Alaska pipeline in the early 1970's. This rate is four times higher than the average mobile home rate for other areas in Alaska (5%) and the rural US (7%). This results in a large proportion of our community being vulnerable to

energy inefficient structures, and susceptible to a lack of equity in real property. Currently, over 60-units at the Aleutian Village Trailer Park are pending immediate closure in August 2016. There are approximately 30 spaces available at other parks; however, only about 20 of the 60 mobile homes facing closure are in good enough condition to be re-located. That means over forty families in Valdez will be left with no alternatives; any equity in a mobile home unable to move will be lost.

Median rent for the Census Area is \$1,205 per month. In Alaska this rate is only exceeded by Kodiak and Juneau, two communities who are inaccessible by the road system. Compared to the state average, median home prices are rising twice as fast at 12%. In addition, the number of dwelling units constructed per year in Valdez has declined sharply over the last 15 years. From 2000-2002 an average of 29 units per year were constructed, in 2003-2011 an average of 11 units per year were constructed, and from 2012-2014 only an average of four units were constructed per year.

In an effort to address the housing crisis, the Planning and Zoning Commission identified three development goals. They acknowledged that although affordable housing, land development, and abatement can be completely separate issues they are not mutually exclusive. In order to get city land on the market for development, environmental assessments and abatement issues have to be taken into consideration. On average, staff estimates that the ongoing abatement and clean-up effort required for development adds approximately three years to the planning process before the disposal of city land. The unavailability of land for residential development in close proximity to utilities, coupled with the cost of rural development and hazard mitigation of brownfield sites has been and will continue to be a depleting indicator to the economy until the housing crisis is solved. City leaders have identified land sales as a critical next step in promoting the sustainability and economic vitality of Valdez.

Other economic effects of brownfields include a reduced tax base, lost jobs and business opportunities, ongoing costs to secure vacant properties, blight, property vacancy, and community disinvestment.

## **2. Project Description and Feasibility of Success**

### **2.a. Project Description**

#### ***2.a.i. Project Description***

The City of Valdez is seeking funding to undertake environmental assessment and remedial prioritization planning on a Community-Wide basis. This project includes four phase's, each phase contains community outreach involvement. The importance of including the community at each phase is to 1) bring a social awareness to the environmental and developmental hurdles facing the City, and 2) instill a community-wide sense of stewardship. The first phase is *Identification*, followed by *Phase 1- Environmental Assessment, Prioritization, and then Phase 2- Environmental Assessments*. The overall goal of the project is to quantify the existence of Brownfield on vacant City land in Valdez through Environmental Site Assessments.

#### ***2.a.ii. Project Timing***

The City is ready to implement this project upon being awarded this grant. Contractor procurement will be implemented by the project lead in Community Development and overseen by Human Resources to insure Municipal Code procurement policy and procedures are followed. Project milestone for the first year is to complete the inventory phase of the project, specific task descriptions for each phase are outlined in section 2bi. Project milestone for year two is to complete Phase 1-Site Assessments and site prioritization. Project milestone for year three is to complete Phase 2-Site Assessments. The proposed grant work is expected to be completed within the required 3-year time frame.

*2.a.iii. Site Selection*

The City of Valdez owns approximately 6,587 acres of undeveloped land. Of those acres, 2,915 are zoned heavy industrial, 412 acres are zoned light industrial, and 263 acres are residentially zoned land. Unclassified lands account for 2,974 of those acres are entitlement selections from the state that have yet to be conveyed. Valdez has interim management authority for these lands, but cannot subdivide or sell them until formal conveyance occurs. These lands are the least likely to be identified as brownfields due to their difficult access and/or steep terrain; therefore, they have been intentionally excluded for assessment. Appendix A delineates undeveloped City owned land in West Main Town that will be researched for past land uses, Appendix B delineates undeveloped City owned land in East Main Town.

2.b. Task Description and Budget Table

*2.b.i. Task Description*

Inventory

Step 1: Identify City Owned Parcels

A consulting firm will work with the City of Valdez GIS Department to identify and confirm location and legal addresses of all undeveloped city owned parcels.

Step 2: Identify Past Land Uses

Project staff will work with the local consulting firm and local non-profits and community members to identify past land uses and rate each undeveloped city owned parcel with a brownfield designation of known, suspect, unknown, or non-suspect. A *known site* is a parcel that has documented assessments of known contaminants that have not been mitigated. A *suspect site* has current or past uses that verify a high probability of contamination. Field reconnaissance and historical imagery may be used as source documentation. An *unknown site* is a site where not enough information was available and field verification could not conclusively determine probability of contamination. A *non-suspect site* is a site determined to be in productive use, or not currently or historically occupied by business types known to have a high probability of contamination and no possible concerns are observed during field verification. The consulting firm will provide the city with a list of each parcel containing the legal identification, rating, and justification for each rating. Baseline variables will include the proximity of each parcel to environmentally sensitive areas such as wetlands.

Assessment-Phase 1 Environmental Site Assessments

Step 1: The consulting firm hired to implement the environmental investigation activities for this project will undertake a Phase 1 environmental site assessment for each known site and suspect site identified above.

Step 2: The project consultant will provide the City with documentation of each site assessment.

Prioritization

Step 1: Project staff will work with the Planning and Zoning commission, Economic Diversification Commission, City Council, and community members to develop a prioritization schedule for Phase 2 Environmental Site Assessments and Mitigation efforts.

Step 2: Project staff will submit a finalized prioritization report for adoption by City Council, this report will identify utilization potentials as well as target industry and may include suggestions for development incentives to be considered by the City.

Assessment-Phase 2 Environmental Site Assessments

Step 1: The consulting firm hired to implement the environmental investigation activities for this project will undertake a Phase 2 environmental site assessment for the top prioritized site's identified above.

Step 2: The project consultant will provide the City with documentation of each site assessment.

*2.b.ii. Budget Table*

Project Phase	Year 1	Year 2	Year 3
Identification	\$25,000		
Assessment-Phase 1		\$175,000	
Prioritization		\$25,000	
Assessment-Phase 2			\$175,000

*2.c. Ability to Leverage*

The City of Valdez has allocated \$20,000 to contribute to additional phase assessments that will be prioritized by site. This allocation comes from the nuisance abatement program that was funded by City Council resolution out of the City's reserve fund. Please see Appendix E for documentation of leveraged resources.

**3. Community Engagement and Partnerships**

**3.a. Plan for Involving Targeted Community/Stakeholders; and Communication Project Progress**

*3.a.i. Community Involvement Plan*

The City of Valdez is committed to involving the community and targeted stakeholders in each phase of the community-wide Brownfield's assessment process. The City recognizes that residents and community members may be

concerned about aspects such as the long-term impacts and end use of a site. A variety of private and public sector organizations have been identified as stakeholders in this project: Alaska State Department of Environmental Conservation, City of Valdez Economic Diversification Commission, City of Valdez Planning and Zoning Commission, Alaska Community Action on Toxins, Valdez Museum, Copper River Watershed, KCHU Public Radio, and Valdez Historical Preservation and Restoration Committee.

In addition to providing project updates to the above organizations, soliciting community input will be a required component in the request for proposal for both the identification and prioritization phases of the overall grant project. Status updates will be provided as reports to the Economic Diversification Commission, Planning and Zoning Commission, and City Council on a regular basis during all phases of the project.

*3.a.ii. Community Progress*

To communicate progress on this project, the project staff will post project updates on the page linked to the Community Development page of the City's website. The linked webpage will be maintained throughout the three-year grant period. Project staff will initiate an email list of those interested in the project to send project updates electronically. Project staff will provide KCHU regular public announcements about the project.

**3.b. Partnerships with Government Agencies**

*3.b.i. Local/State/Tribal Environmental Authority*

The City of Valdez is a political subdivision of the State of Alaska. The City is a home rule municipality with a City Manager/Council form of government. The City has notified the Alaska Department of Environmental Conservation, Division of Spill Prevention and Response, Contaminated Sites Program. The attached letter (Appendix D) was received from the Environmental Program specialist on December 11<sup>th</sup>, 2015 supporting the City's Community-Wide Assessment application. The City will partner with ADEC throughout program implementation.

*3.b.ii. Other relevant federal, state, and local governmental agencies*

The Economic Diversification Commission is an advisory commission to the Valdez City Council on issues and activities related to economic development and diversification. With representation from specific industry sectors of the local economy in Valdez, their mission is to encourage stable economic development in Valdez while enhancing the quality of life. This Commission will serve as an advisory commission to the contractor's hired to implement the identification and prioritization phase of the project.

The Planning and Zoning Commission has the authority to prepare and submit to city council for its approval a master plan for the physical development of the city including a comprehensive zoning ordinance and map. They also act as the platting board for land subdivisions and make recommendations to City Council on the disposal and development of City lands.

### 3.c. Partnerships with Community Organizations

#### *3.c.i. Community Organizations Description & Role*

The Valdez Historical Preservation and Restoration Committee is a non-profit corporation formed to enhance and preserve the City of Valdez's historical attributes. As a stake-holder in the assessment process, they have committed to providing any support and community outreach as needed.

Terminal Radio Inc, doing business as KCHU Public Radio, is a community public radio serving Prince William Sound and the Copper River Basin. They will provide on-going communications support through enhanced Public Service Announcements via radio, streaming and e-media.

The Valdez Museum and Historical Archive preserves, presents, and interprets the heritage and culture of Valdez, the Copper River Basin, and Prince William Sound, Alaska. They have committed to providing information on historical land use, including imagery documentation.

The Copper River Watershed Project works to foster the health of the Copper River watershed's salmon-based communities, economies, and cultures. As an organization committed to sustainable development by taking into account the links between economy, environment, and society; they have committed to providing support through.

The Alaska Community Action on Toxins is a statewide environmental health and justice organization established in 1997. Their mission is to assure justice by advocating for environmental and community health. They help communities implement effective strategies to limit their exposure to toxic substances and to protect and restore the ecosystems that sustain them and their way of life.

*3.c.ii. Letters of Commitment:* See Appendix C.

## **4. Project Benefits**

### 4.a. Health and/or Welfare and Environment

#### *4.a.i. Health and/or Welfare Benefits*

The receipt of EPA funding will facilitate the investigation of potential brownfield sites located in Valdez. Once identified, the assessment phase of the project will identify contaminants and provide the City with the information needed to protect the health and welfare of the community.

In 2014, the City of Valdez began cleaning up a half acre parcel of City owned land off 10<sup>th</sup> street which is directly across the road from the Old Town. Upon investigation, staff determined that dumping had occurred and contracted with BGES, and environmental consulting FIRM to start the assessment and clean-up process. Over 485 buried drums were located and removed. DRO was detected above the ADEC cleanup criteria from soil collected from a drum containing what appeared to be hydraulic oil. Lead was detected above ADEC cleanup criteria in soil samples collected beneath car batteries. Lead, DRO, GRO, RRO, and Styrene are contaminants that were detected in one or more soil samples above the ADEC cleanup criteria which required remediation.

The Department of Health and Human Services has determined that lead and lead compounds are reasonably anticipated to be human carcinogens. Young



children who incur even low levels of lead exposure are at risk for lifelong intellectual and behavioral deficits. Blood lead levels were analyzed for children less than 18 years of age by census areas in Alaska from 2002-2012. Of the 12 children tested in the Valdez-Cordova area, 8.33% showed blood lead levels exceeding the Center for Disease Control reference level. Valdez ranked the fourth highest census area for blood lead level exceedance trends for Alaskan Children.

The federal government in conjunction with individual states develop regulations and recommendations to protect human health. The Alaska Department of Environmental Conservation's mission is to protect the health of people and the environment from the release of hazardous substances. They are responsible for setting cleanup levels at a site, the level approved is one that will ensure that human health is not at risk from the contamination. The City is required to report contamination levels above certain levels to the State, by assessing potential brownfield sites the City will be obtaining important data needed to determine the risk posed by each contaminate. This data has a direct health benefit to the community by prioritizing sites in need of clean-up.

#### *4.a.ii. Environmental Benefits*

The environmental benefits of the project directly related to this project will be quantified upon actual clean-up and redevelopment.

It is estimated that once acre of redeveloped brownfields conserves 4.5 acres of sprawl development. Environmental benefits from redeveloping brownfields include responsible growth and the saving of land from development sprawl. Brownfields projects also save between 20-40 percent of vehicle miles traveled, an environmental benefit in the reduction of air emissions. The sites identified for brownfields assessments in Valdez are in close proximity to service areas, creating greater efficiencies for existing utilities and contributing to land use related energy benefits.

#### **4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

##### *4.b.i. Policies, Planning, and Other Tools:*

The Planning and Zoning Commission have identified three development goals. They acknowledged that although affordable housing, land development, and abatement can be completely separate issues they are not mutually exclusive. In order to get city land on the market for development, environmental assessments and abatement issues have to be taken into consideration. On average, staff estimates that the ongoing abatement and clean-up effort required for development adds approximately three years to the planning process before the disposal of city land. The unavailability of land for residential development in close proximity to utilities, coupled with the cost of rural development and hazard mitigation of brownfield sites has been and will continue to be a depleting indicator to the economy until the housing crisis is solved. City leaders have identified land sales as a critical next step in promoting the sustainability and economic vitality of Valdez.

##### *4.b.ii. Integrating Equitable Development or Livability Principles:*

The project supports the HUD-DOT-EPA Livability criteria by increasing economic competitiveness and expanding affordable housing. A goal is to provide for a

maximum of freedom of choice for people to engage in the cash economy and use local natural resources to supplement their selected economic lifestyles. Another goal is to provide lands for adequate and available housing for all residents of Valdez.

#### 4.c. Economic and Community Benefits

##### 4.c.i. *Economic or Other Benefits*

The economic benefits of this project include the impacts of increased public investment, neighborhood revitalization, and property value increase. The City of Valdez expects to directly generate local revenue by putting unproductive land back to tax generating use and increase local tax revenue by boosting the property values of adjoining properties. Thru public involvement at each phase of the project, the community-wide assessment grant will create a positive and open environment for new investment.

Community and Economic Development staff has identified five goals as outlined in the Valdez Comprehensive Development plan that speak to this application. The first goal is to provide for a maximum freedom of choice for people to engage in the cash economy and use local natural resources to supplement their selected economic lifestyles. By providing the assessments needed to re-develop brownfields, this grant will help to meet the objective to conserve sensitive habitats and enhance the availability of natural resources used and consumed by residents of the community. The second goal is to encourage the development of a broad-based economy in Valdez. The assessments provided for thru this grant are a critical step toward disposing of city lands needed for economic diversification. The third goal being addressed by this grant is to provide a community land use pattern that is compatible with existing land use patterns in the community, which is physically safe and environmentally sensitive. The fourth goal is to provide safe, convenient, and attractive residential areas that protect and enhance property values. By encouraging residential construction and expansion in those areas of the community where necessary community facilities and utilizes are already in place and/or can easily be extended, this grant addresses the objective of the fourth goal. The fifth and most critical goal facing our community is to provide lands for adequate and available housing for all residents of Valdez. By increasing the availability of land for residential development in Valdez through the re-use of brownfields, this grant is an essential step toward solving this crisis.

##### 4.c.ii. *Job Creation Potential with Workforce Development Programs*

All contractors through RFP's will be posted on the City website and advertized locally. The City will require the project consultant to advertise and jobs created as part of this project locally as well.

### 5. Programmatic Capability and Past Performance

#### 5.a. Programmatic Capability

The City has demonstrated experience managing appropriated grant funds. The Community Development office has written and managed more than \$14 million in

federal and state grants. These include \$3 million for a federal Economic Development Administration grant for City Dock Revitalization, \$5 million in several State of Alaska Legislative Appropriation Grants for City Dock Revitalization, \$750,000 in Environmental Protection Agency Grant for Rural Sewer Installation, \$1.5 Million in State Legislative Appropriation Grants for Flood Control and Septic Replacement, \$500,000 in United States Forest Service Grant for a Visitor Center, \$2 Million state Alaska Department of Environmental Conservation grant for the Sewer Treatment Plan Outfall Replacement, Several hundred thousand in three different Community Development Block Grants, and Several hundred thousand in State of Alaska Fisheries Economic Development Grants.

5.b. Audit Findings

The City of Valdez has neither received any adverse audit findings from an OMB Circular A-133 audit or an audit conducted by a federal, state, tribal or local government from any grants administered by the Community and Economic Development Department.

5.c. Past Performance and Accomplishments

5.c.ii. *If you have not received an EPA Brownfields Grant but have received other federal and/or non-federal assistance agreements.*

Demolition of Harborview Hospital Grant:

In 1997 the only residential center for developmentally disabled people in the state closed its doors. The City was granted a legislative grant agreement from the State of Alaska Department of Commerce, Community, and Economic Development, Division of Community Advocacy in the amount of \$1,872,300. The purpose of this grant was to provide funding to the City of Valdez for the demolition and site restoration of the State owned Harborview hospital facility in Valdez. Site demolition included the removal and disposal of lead-containing material, asbestos, polychlorinated biphenyls, mercury vapor tubes/thermostats, mold, and the abatement of a self-illuminating exit sign.

For the removal and disposal of lead-containing material, contractors were required to submit a lead-containing paint removal plan, respiratory protection program, hazard communication program, EPA approved hazardous waste treatment for lead disposal, and a hazardous waste management plan. As part of this process the City was able to negotiate full conveyance of the land in order to build the new Valdez Hospital.

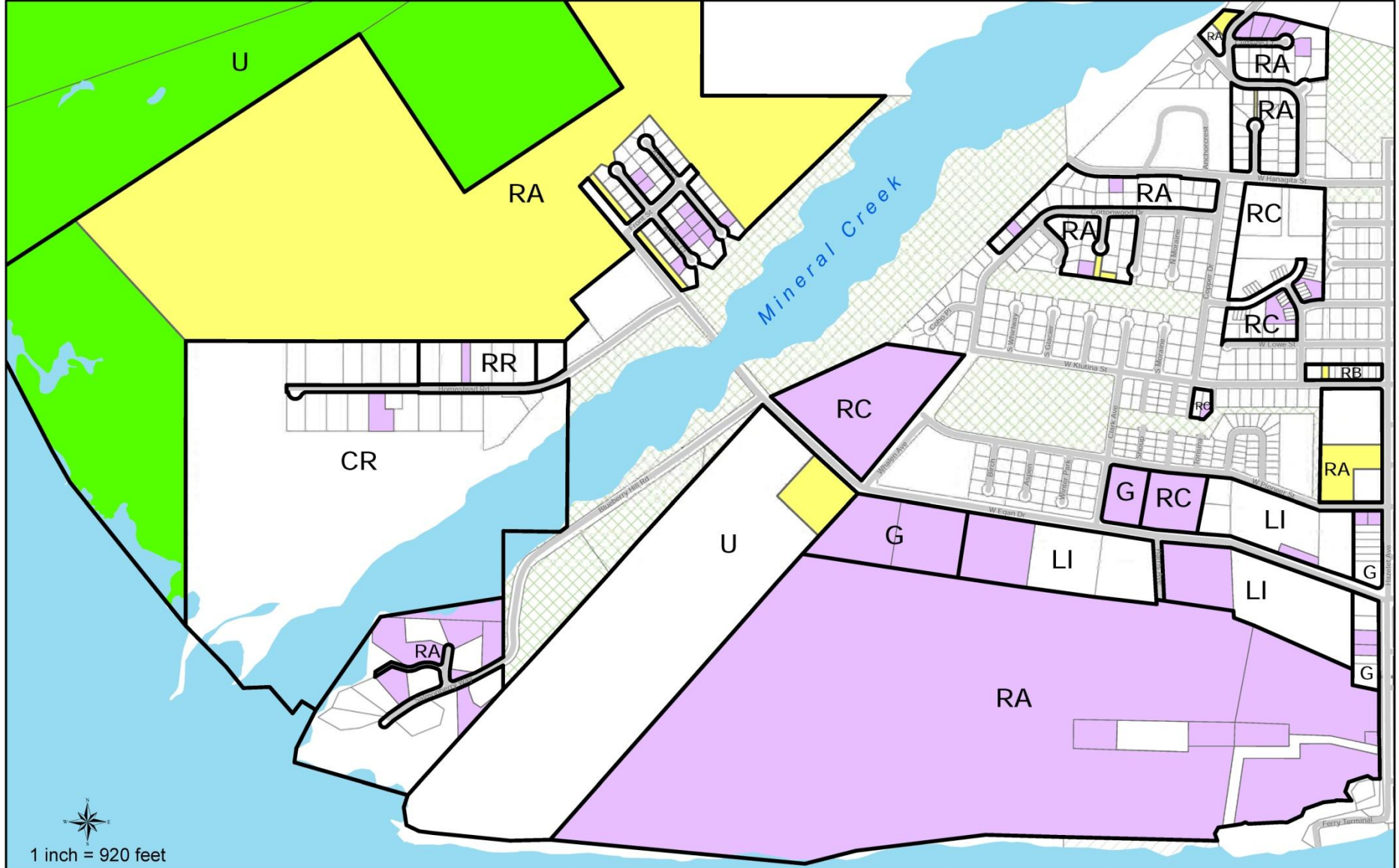
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# Appendix A

## West Main Town

DATE | 11.09.15



### UNDEVELOPED PARCELS BY OWNERSHIP

- CITY OF VALDEZ
- PRIVATE
- STATE

### ZONING EXCLUDED FROM ANALYSIS

- PUBLIC
- AVALANCHE HAZARD
- CONSERVATION

### OTHER PARCELS DELINEATED

- DEVELOPED, SNOW STORAGE, OR EASEMENTS

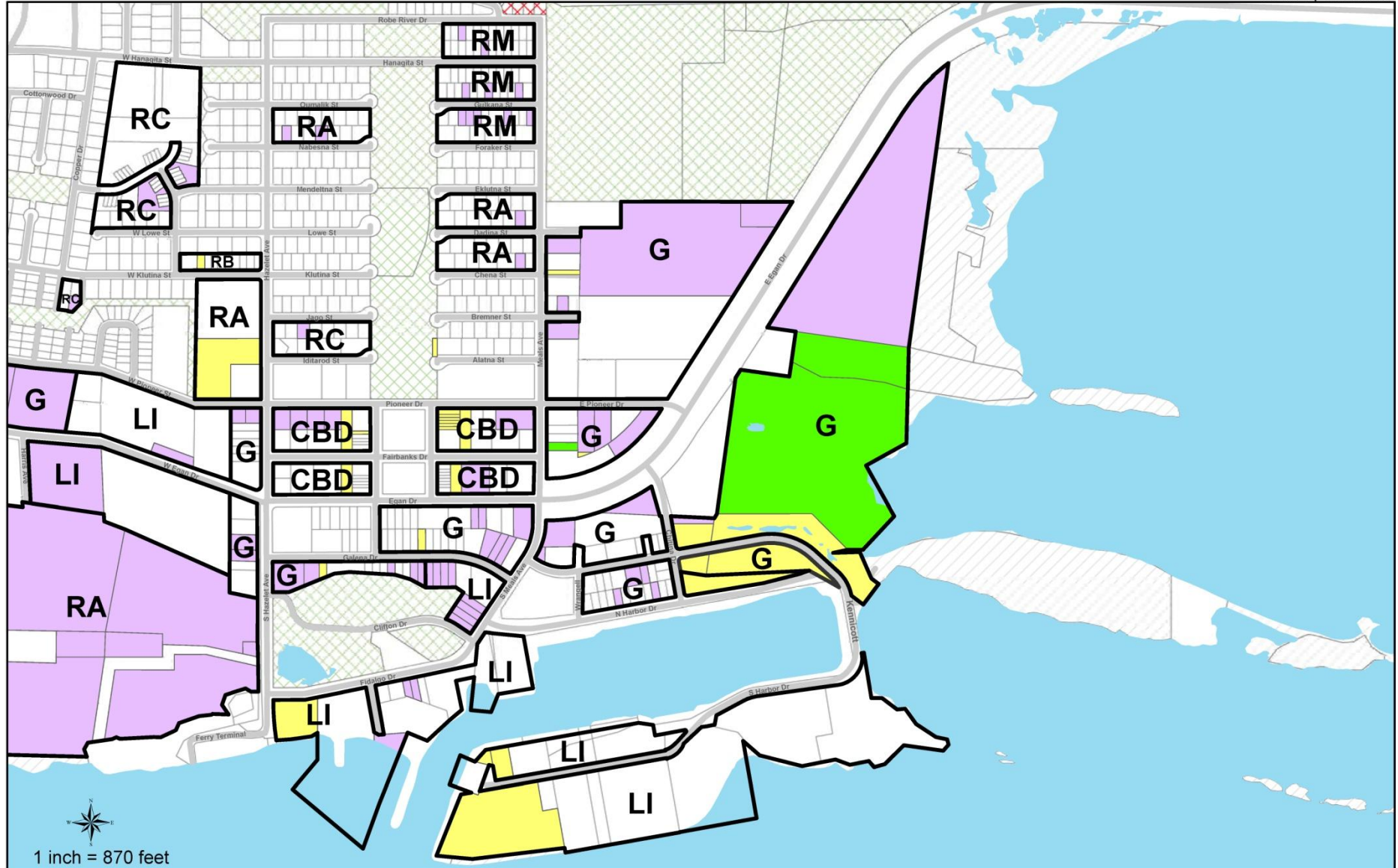
### ZONING LETTERS

- |                             |                                 |
|-----------------------------|---------------------------------|
| RA = Single-Family Res.     | CBD = Central Business District |
| RB = Single&Two Family Res. | CR = Commercial Res.            |
| RC = Multiple-Family Res.   | G = General Commercial          |
| RR = Rural Res.             | LI = Light Industrial           |
| RM = Res. Mobile            | WI = Waterfront Industrial      |
|                             | U = Unclassified                |



## East Main Town

DATE | 11.09.15

UNDEVELOPED PARCELS  
BY OWNERSHIP

- CITY OF VALDEZ
- PRIVATE
- STATE

ZONING EXCLUDED  
FROM ANALYSIS

- PUBLIC
- AVALANCHE HAZARD
- CONSERVATION

OTHER PARCELS  
DELINEATED

- DEVELOPED,  
SNOW STORAGE,  
OR EASEMENTS

## ZONING LETTERS

- RA** = Single-Family Res.
- RB** = Single&Two Family Res.
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- RR** = Rural Res.
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- CBD** = Central Business District
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- LI** = Light Industrial
- WI** = Waterfront Industrial
- U** = Unclassified

## Appendix C: Letters of Support

- Alaska State Department of Environmental Conservation
- Economic Diversification Commission
- Planning and Zoning Commission
- Valdez Museum
- Valdez Historical Preservation and Restoration Committee
- Prince William Sound Science Center
- Copper River Watershed
- KCHU: Community Public Radio
- Alaska Community Action on Toxins



December 8, 2015

AnnMarie Lain, Planning Technician  
City of Valdez  
212 Chenega Ave.  
P.O. Box 307  
Valdez, AK 99686

Dear Ms. Lain,

On behalf of the Valdez Museum & Historical Archive (VMHA) I would like to lend our support to the City of Valdez grant request to the EPA for a Community-Wide Brownfields Assessment Grant.

The EPA Community-Wide Brownfields Assessment Grant contains four phases and at each phase community outreach and involvement is included. The importance of including the community at each phase is to bring social awareness to the environmental and developmental hurdles facing the City and to instill a community-wide sense of stewardship. The overall goal of the project is to quantify the existence of Brownfields in Valdez through Phase 1 Environmental Site Assessments.

The program as outlined by City of Valdez's application works very well with the Valdez Museum & Historical Archive's mission to preserve, present, and interpret the heritage and culture of Valdez, the Copper River Basin, and Prince William Sound, Alaska. In addition to our two primary sites of operation, the VMHA interprets and provides programs at Valdez's original town site abandoned in the wake of the 1964 Good Friday Earthquake in 1967 and after being deemed uninhabitable. The 50-year condemnation of Old Town expired in the spring of 2014. Since then, the City has not started the process of adopting local standards to address uses of the area nor recently assessed scientific data that reflects environmental impact and natural hazards in existence there, but has identified the need to do so. When/if the City of Valdez pursues responsible development of the Old town area and adjacent properties, it will be important to acknowledge the possible presence of lingering contamination from the 1964 Earthquake and past land use activities.

While the Valdez Museum's "outdoor" programmatic focus has largely been at Old Town, it is important to note that community-wide assessment of all properties in the region, including inventory, characterization, contamination determination and ultimately clean up and redevelopment is key to sustaining a vibrant and vital community of which the Valdez Museum is an integral part.

The Valdez Museum & Historical Archive will benefit greatly from the City of Valdez's EPA Community-Wide Brownfields Assessment Grant. The Museum's feedback and comments are absolutely essential to any decision about Old Town and other areas deemed significant to the local history including identification of Brownfields. The VMHA will be taking an active role in all current/planned uses being considered, as it relates specifically to the Museum's use and public use.

Sincerely yours,

Patricia Relay  
Executive Director

[director@valdezmuuseum.org](mailto:director@valdezmuuseum.org)

P.O. Box 8 • 217 Egan Dr. Valdez, AK 99686 • P 907.835.2764 • F 907.835.5800

[www.valdezmuuseum.org](http://www.valdezmuuseum.org)





Valdez Historical Preservation and Restoration Committee  
P.O. Box 882  
Valdez, Alaska 99686

December 6, 2015

Ms. AnnMarie Lane  
City of Valdez  
Community & Economic Development  
212 Chenega Ave.  
Valdez, AK 66868

Dear Ms. Lane-

As you may already know, the Valdez Historical Preservation and Restoration Committee (VHPRC) is a non-profit corporation formed in 1997 to enhance and preserve the City of Valdez's historical attributes. Our original keystone project was working to restore one of Valdez's original pioneer cemeteries located south of the old Valdez town site.

Since the 50-year moratorium was lifted last year by the Army Corps of Engineers, it is very appropriate for the City of Valdez to pursue responsible development of the old town area and adjacent properties. But such development could be complicated by the presence of lingering contamination from the 1964 Earthquake, not to mention past land-use activities that include a refuse site and a pipeline construction staging yard. Because of this, we believe this area fits the EPA definition of a Brownfield property.

To help initiate this process, we strongly support the City's application for the US Environmental Protection Agency's Brownfield's Community-Wide Assessment Grant. We believe this will initiate the needed conversations about land-use options and desires for future development, as well as the important historical preservation potential in the old town area.

We look forward to being a stakeholder in this process and providing any support or community outreach as needed. Let us know how we can be of further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Gilson". The signature is fluid and cursive, with the first name "Dan" and last name "Gilson" clearly distinguishable.

Dan Gilson  
President, VHPRC



## COPPER RIVER WATERSHED PROJECT

© *Voices for a wild salmon economy* ©

December 9, 2015

AnnMarie Lain  
Community & Economic Development  
City of Valdez  
212 Chenega Ave.  
Valdez, AK 99686

Dear Ms. Lain,

I am writing to express our support for the City of Valdez's application to the EPA for a Brownfields Assessment Grant. Communities within the Copper River drainage rely heavily on fish, game, berry and waterfowl subsistence harvesting. The State of Alaska's Department of Fish & Game (ADF&G) has documented that 80 percent of households in the Copper River watershed practice subsistence lifestyles by gathering wild foods.

The aquatic habitat that supports these resources can easily be degraded by large-scale waste deposit sites that leach contaminants into soils, wetlands and streams. We endorse the City of Valdez's efforts to undertake a systematic assessment of the number and extent of brownfield waste deposit sites. We anticipate that the City of Valdez's experience with this project will provide valuable insights for others taking on this kind of community clean-up project.

Thank you for your consideration of this important project that will benefit our public waters and lands for the benefit of local residents.

Sincerely,

Kristin Carpenter  
Executive Director

P.O. Box 1560, Cordova, AK 99574

tel 907.424.3334

web [www.copperriver.org](http://www.copperriver.org)

---

### *Board of Directors*

Brad Reynolds, President, Cordova  
Alexis Cooper, Treasurer, Cordova  
Robin Mayo, Secretary, Kenny Lake

Erica Clark, Cordova  
Dorne Hawxhurst, Cordova  
Caroline Ketron, Gakona

Nik Merlino, McCarthy  
Copper Basin seat, open



KCHU.org

**KCHU: Community Public Radio**  
**Prince William Sound and Copper River Basin**

PO Box 467 Valdez, Alaska 99686 ph: 907-835-4665 fax: 907-835-2847

770 AM Valdez \* 88.1 FM Cordova \* 88.3 FM Whittier \* 89.7 FM McCarthy \* 90.5 FM Glennallen



12/3/2015

To: Ann Marie Lain

Re: KCHU support for Brownfield assessment grant

To Whom it May Concern;

Terminal Radio Inc, DBA KCHU Public Radio supports the City of Valdez's application to the US EPA Brownfield's Community-Wide Assessment Grant. KCHU has a broadcast area of about 46,000 square miles in rural (mostly) south central Alaska. KCHU'S BROADCAST STUDIOS ARE LOCATED IN Valdez. Through a host of repeaters, KCHU also covers Cordova, Whittier, Chenega Bay, Tatitlek, Copper Center, Tazlina, Glennallen, Gakona, Gulkana, Paxon, Tok, Chitina, McCarthy and most of the Wrangell and Southern Denali National Parks. KCHU can increase public participation and involvement with the Community-Wide Assessment Grant through enhanced Public Service Announcements via radio, streaming and e-media. KCHU would gladly provide on-going communications support throughout the assessment and planning process in order to foster new economic growth, encourage land recycling and to protect the public health and the environment. KCHU urges the US EPA to provide funding for this initiative.

Regards;

John Anderson  
General Manager  
KCHU Public Radio



December 11, 2015

Dear Grant Committee:

The Valdez Economic Diversification Commission is a diverse committee with representation from different industry sectors of the local economy in Valdez. As an advisory commission to City Council on issues and activities related to economic development and diversification, we strive to create an atmosphere that will encourage stable economic development in Valdez while enhancing the quality of life.

Valdez is largely dependent on the oil industry, which contributes to 48% of the work earnings in the community today, and more than 90% of the municipal tax base. Industry projections indicate a decline in the oil industry. In response the Valdez City Council has determined that economic diversification is the community's top priority.

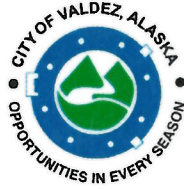
As one of the tasks identified in the Community Strategic Plan adopted in 2014, the Economic Diversification Committee was charged with collecting socioeconomic baseline indicator data. This year, the Commission embarked on that mission to produce a detailed analysis of key socioeconomic indicators in Valdez. This report identified how much undeveloped land there is in Valdez, where it is located, how it is zoned, and who owns it. Utilizing tax roll data, parcels with a \$0 value for built improvements were labeled as "undeveloped."

This grant would essentially be a continuation on the assessment of "undeveloped" lands. The preliminary assessment identified parcels without current buildings, but it did not evaluate past uses, environmental hazards, or existing blight. The Commission strongly encourages the US EPA to provide funding for this assessment, which we believe will advance innovative opportunities leading to future economic revitalization. Thank you for your consideration of the City's application.

Sincerely,

Amanda Bauer, Chair  
Economic Diversification Commission  
City of Valdez, Alaska





December 15, 2015

Dear Grant Committee:

The Valdez Planning & Zoning Commission is a quasi-judicial board of seven volunteer individuals appointed by the City Council. The Commission is responsible for issues relating to planning, platting, and land use and building regulations. The Commission sets annual goals in conformance with the City's Strategic Plan and the Comprehensive Land Use Plan. For the past several years a standing Commission goal has been nuisance abatement – clean up of problem properties within the community. This includes both City land on which illegal dumping has taken place over time, and private properties which have been treated inappropriately.

The community has identified lack of housing as a major issue. The City has land available for disposal that can be made available through sale or partnership with the private sector to help encourage residential housing development. In 2014 and 2015 the Planning & Zoning Commission identified abatement as a priority to encourage the development of lands within the City through the disposal of city lands. This priority is in alignment with the City's Comprehensive land use goal of providing community land use patterns that are physically safe and environmentally sensitive.

In the last two years, Community & Economic Development staff has spent a significant amount of time and money mitigating unsafe structures and removing hazardous materials from City lands to prepare them for future disposal and development. Unfortunately, only a small portion of the massive amount of abatement needs have been fully identified. This assessment is key to moving forward on this important redevelopment effort.

Sincerely,

Don Haase, Chair  
Planning & Zoning Commission  
City of Valdez, Alaska



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Environmental  
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

PO Box 111800  
410 Willoughby Ave #303  
Juneau, AK 99811-1800  
Main: 907-465-5390  
Fax: 907-465-5218  
[www.dec.alaska.gov](http://www.dec.alaska.gov)

December 11, 2015

Susan Morales  
U.S. Environmental Protection Agency  
1200<sup>th</sup> Avenue, Suite 900  
Mailstop: ECL-112  
Seattle, WA 98101

Re: Letter from State Environmental Authority

Dear Ms. Morales,

This letter acknowledges that the City of Valdez notified the Alaska Department of Environmental Conservation (DEC), the designated State Environmental Authority, that the City is submitting to the United States Environmental Protection Agency (EPA) a 2016 Brownfield Community-Wide Assessment Grant Application for the purpose of conducting a comprehensive inventory of brownfields sites, and beginning the process of planning for remediation and revitalization. The City has identified over 120 acres of priority sites with redevelopment potential.

DEC is aware that the City is seeking assistance to continue their efforts of identifying, assessing, and cleaning up sites where environmental issues may be hindering reuse, or affecting the health or welfare of the community or the environment. The City intends to provide community outreach that will educate interested citizens on the challenges and benefits of reusing existing sites, and to foster a sense of stewardship. In a rural community where developable land is extremely limited by topography, redevelopment of existing sites would provide important economic, social, and environmental benefits to the community.

This letter establishes the City's compliance with the notification requirements of the Threshold Criterion for EPA Brownfield Assessment Grants. DEC supports the City in their pursuit of EPA assistance and the successful completion of community-wide assessment. Please contact me at 907-465-5206 with any questions or concerns.

Sincerely,

  
Christy Howard  
Environmental Program Specialist

## Appendix E: Leveraged Resources

**From:** [Brian Carlson](#)  
**To:** [AnnMarie Lain](#)  
**Date:** Thursday, December 10, 2015 4:41:13 PM

---

Ann Marie,

As of 9/30/2015, the City has in reserve \$358,121, allocated to its Nuisance Abatement Program. This sum is unencumbered, with no anticipated encumbrances or expenditures by year-end, 2015. The City's Reserve Fund allocations carry-forward across budget years, and do not require annual appropriations for previously appropriated funds.

This reserve amount would be the funding source for a Brownfields Community Assessment Grant match.

Please let me know if you have additional questions on this matter.

Regards,

Brian Carlson, Finance Director  
City of Valdez, AK  
BCarlson@ci.valdez.ak.us  
office: 907-834-3461  
cell: 907-831-0837

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/17/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

0676542020000

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

AnnMarie Lain

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

92-6000143

\* c. Organizational DUNS:

0676542020000

### d. Address:

\* Street1:

212 Chenega Ave

Street2:

\* City:

Valdez

County/Parish:

\* State:

AK: Alaska

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

99686-0000

### e. Organizational Unit:

Department Name:

Community and Economic Develop

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

AnnMarie

Middle Name:

\* Last Name:

Lain

Suffix:

Title:

Organizational Affiliation:

\* Telephone Number:

907-602-3382

Fax Number:

\* Email:

alain@ci.valdez.ak.us



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

City of Valdez, Alaska: Community-Wide Assessment Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="20,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="420,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: